MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ  07960
Monday, April 23, 2018
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL CHERELLO, Commissioner
ALTON ROBINSON, Commissioner

ALSO PRESENT:

DOUGLAS PRIESTER, Acting Executive Director
CYNTHIA SARGENT, AMP Manager
DARLINGTON POUNDER, Senior Mechanic
JEAN WASHINGTON, Accounts Manager
HILIARI DAVIS, Councilwoman

APPEARANCES:

JOSEPH MANFREDI & ASSOCIATES, P.C.
50 Harrison Street
Hoboken, New Jersey  07030
BY: JOSEPH MANFREDI, ESQ..
Attorneys for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRPERSON DENMAN: I, Maureen Denman, chairman of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state that it is now 6:06 in the evening on April 23, 2018, and we are convening at 39 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

(Whereupon, roll call was taken with all members noted being present.)

CHAIRPERSON DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRPERSON DENMAN: Can I have a resolution to go into closed session?

COMMISSIONER CHERELLO: I'd like to make a resolution to go into closed session.

COMMISSIONER BANKS: I second it.

(Whereupon, roll call was taken with all members voting in favor.)

MR. MANFREDI: The record should note that the board is entering into closed session to discuss personnel matters and attorney-client
matters.

CHAIRPERSON DENMAN: We are stepping out to go to closed session.

(Closed session takes place.)

(Open session recommences.)

MR. MANFREDI: Madam chair, we have a resolution before the board stemming from a closed session. With your authority I'd like to read it into the record and call for a vote.

Resolution, which will be given a number, to approve and authorize an offer of employment to Keith Kinard for the position of executive director of the Morristown Housing Authority.

Is there a motion?

COMMISSIONER ROBINSON: I'll make that motion.

COMMISSIONER VEGA: Second.

(Whereupon, roll call was taken with all members voting in favor.)

MR. MANFREDI: Thank you everyone.

There's a resolution authorizing the approval of a HUD-mandated no-smoking policy including revisions to the Admissions and Occupancy policy, Tenant Rules and Regulations and Tenant Lease Agreements. Is there a motion?
COMMISSIONER BANKS: I'll make a motion.

COMMISSIONER VEGA: Second.

MR. MANFREDI: Roll call.

(Whereupon, roll call was taken with all members voting in favor.)

MR. MANFREDI: Finally there's a resolution approving the award of a contract to Polcari & Company for auditing services to the Morristown Housing Authority.

COMMISSIONER BANKS: I'll make a motion.

COMMISSIONER VEGA: Second.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: So we don't have minutes, we just have the transcript. Unfortunately the minutes did not come in in time so we're going to have to defer that to next month. Unless somebody has read the transcript in its entirety which I have not.

COMMISSIONER BANKS: Chair, I would like to make a motion on the last two minutes that we -- the transcripts that we never voted in from February and March. The minutes, we
never voted those in.

CHAIRPERSON DENMAN: We didn't? I thought we did.

COMMISSIONER SCHMIDT: March would be the ones we are looking at now.

COMMISSIONER BANKS: January and February.

CHAIRPERSON DENMAN: That's the ones we're looking at now.

COMMISSIONER SCHMIDT: Maybe January we did.

CHAIRPERSON DENMAN: I don't think we did February.

MR. MANFREDI: Did you receive a copy of those? I think it was in a prior package. If it's not before you tonight --

COMMISSIONER SCHMIDT: Can you recirculate those, and maybe we can take care of both at the next meeting?

MR. MANFREDI: I'll do that, commissioner. I want to make sure you have it before you consider it.

CHAIRPERSON DENMAN: Executive report, Mr. Priester?

MR. PRIESTER: First I would just like
to thank the board for coming together and
choosing a new executive director.

Currently there are 16 vacant units
under maintenance in Manahan Village. A
painting contractor is being utilized to help
with the turnovers in Manahan Village. The
maintenance staff is working on Saturdays to get
the senior units ready. There are eight vacant
units under maintenance at 31, four at 39 Early
Street and six at 29 Ann Street for a total of
18. Out of the 18 vacant units, five
applications -- applicants have accepted units
and will be moving in sometime in May.

Several of our elderly and disabled
applicants are refusing units because they have
already accepted apartments elsewhere, or we
still have this issue with studios. They do not
want a studio apartment. They'd rather have a
one bedroom.

On the Housing Choice Voucher Program
we are currently at 93 percent utilization rate.
No vouchers have been issued. And one of the
problems that we're facing is the high rent in
Morristown. Even though HUD did approve payment
standards increase last year, the rents here in
Morristown are still outrageous. Studios are going for $1800 and above, our payment standard for a studio is about $1,099. Two bedrooms are going for $2700, our two-bedroom payment standard is only $1494. So if vouchers were issued, families still would not be able to find housing.

Maintenance, there's a total of 263 work orders completed for the month of March. The mechanical upgrade at 23 Clyde Potts Drive has been awarded to AMCO Enterprises, and work is scheduled to begin in May. The roof replacement at 23 Clyde Potts Drive was awarded to White Rock Corporation and work is also scheduled for May. And that concludes my report.

I know at the last board meeting Commissioner Vega had gave us a list of items that he wanted us to address. So what I did I came up with a spread sheet, and when they were corrected we wrote "done" on it. So I'll pass that out to you.

COMMISSIONER VEGA: Thank you.

COMMISSIONER CHERELLO: Mr. Priester, this only reflects the beginning?
MR. PRIESTER: The beginning.

COMMISSIONER CHERELLO: So there will be another one next month and another one until all the -- everything is done.

MR. PRIESTER: Yes. And I know last month Commissioner Cherello asked about the cameras in Manahan Village. We have the capability of zooming in on the building and just letting the camera sit at that location, so that is a way to monitor the camera system.

CHAIRPERSON DENMAN: So can I ask a question? We've got a handheld device, right? And they get the work orders on the handheld device. And I believe there's a system, Sonny showed me the system. Can't we print these out?

MR. PRIESTER: Yes.

CHAIRPERSON DENMAN: Couldn't these be put in an electronic spreadsheet?

MR. PRIESTER: Yes, we have that.

CHAIRPERSON DENMAN: It looks -- I mean, clearly this was manually done. It's a great awesome idea.

MR. PRIESTER: This is just to start, it will be better.

CHAIRPERSON DENMAN: Is that it,
Douglas?

MR. PRIESTER: That's it.

COUNCILWOMAN DAVIS: Can I interrupt for a moment? Unfortunately I have to go to a rent leveling meeting. I don't know who's responsible for informing the town about the meetings, but I was not informed through my clerk or through the mayor's office or via email which is usually the course that's taken. Had I been informed I would have been sure to make this meeting I'm going to rescheduled. So I'm going to have to go. But I hope whoever is responsible for informing myself and the mayor --

MR. PRIESTER: I will make note of that and make sure it goes out to them.

COUNCILWOMAN DAVIS: I mean, this is an incredible injustice. When I have to go to the meetings on Tuesday I have to be able to tell the town and tell the public what I'm learning here at your meeting, and now I've got to leave and you just started, so it's really unfortunate. Thank you.

CHAIRPERSON DENMAN: Thank you, councilwoman.
Committee reports. Commissioner Vega, do you want to start?

COMMISSIONER VEGA: This is the only thing I have today, and I brought it to your attention. 29 Ann Street has a tremendous amount of erosion on the entrance towards the left side that is creating a tremendous amount of runoff and debris onto the walkway that could pose a serious problem to a pedestrian, so I think that's something we need to look at immediately. I believe that the storm drain might be clogged in that corner. So that might have to be addressed.

And I didn't get a chance to look, but was the graffiti removed?

MR. PRIESTER: Yes.

COMMISSIONER VEGA: That's great. That's awesome. All right. Being that I did so much outside I would love to take an opportunity, since you have so many vacancies, to schedule something where I can look at, if it's possible sometime in the near future, to look at a few vacant apartments and a few apartments that are in the process of turnovers. Because what I find that if we're having an
issue with tenants not wanting a studio, maybe there's something we can do to modernize and make it more appealing for a person to want the studio, instead of what is considered the standard or the norm here, and I think it's time that we start modernizing some of the apartments during the turnovers.

That's all for me.

CHAIRPERSON DENMAN: Do you have any updates, Commissioner Schmidt?

COMMISSIONER SCHMIDT: Personnel subcommittee, nothing to report, other than what happened, we finally made movement and all agreed on an executive director, so hopefully we can iron out the details in the coming weeks.

Nothing else to report. Thanks.

CHAIRPERSON DENMAN: Thank you.

Commissioner Banks?

COMMISSIONER BANKS: I don't have much to report. I finally did get in touch with someone, it took me like three weeks for someone to get back in touch with me from the League of Women Voters. I was talking to Mr. Priester. What I would like to do in the next couple of weeks is to send out a notice to all the
residents that we are having a meeting to help them organize a resident council. Probably have two meetings, one for the seniors on Ann Street because it's hard for them to get out, and then another meeting for all the other residents. And have that representative from the League of Women Voters to come out to explain the election proces and all of that.

And I gave out last month the old bylaws and a booklet on how to organize a resident council, and will have more at that meeting also. So that is what I'm going to be working on within the next couple of weeks. And try to get a resident council going. I think this is the perfect time. We have -- well, we will be getting a new executive director, so that is wonderful. I think it's good timing. That's all I have.

CHAIRPERSON DENMAN: Okay. All right.

Anything on old business?

Schedule of bills.

COMMISSIONER CHERELLO: I'd like to make a motion that we pay our bills.

COMMISSIONER VEGA: I'll second that motion.
(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: One thing I wanted to bring up, so I received a call from Government Services at Rutgers. Commissioner Cherello and Commissioner Banks missed a class, didn't notify them, and -- Commissioner Vega and Commissioner Banks missed a class. And we don't get a refund for the 17th. And then Jean was notified that there were two additional classes that you had signed up for that you missed, Commissioner Banks.

COMMISSIONER BANKS: I missed -- they're not due yet. They're not until May. How could I miss them?

CHAIRPERSON DENMAN: They provided the dates that you had signed up in March.

COMMISSIONER BANKS: I know there were two dates I missed, that I know.

MS. WASHINGTON: There were five dates, four or five dates in March. Priscilla sent me an email today stating one of the classes in February was then changed to May, which is one we paid for already. So it was ethics I think.

COMMISSIONER BANKS: I know when Lizeth
was here those meetings that I missed I was
sick, can't make up. So she was supposed to
credit those classes for my upcoming ones.

CHAIRPERSON DENMAN: That first five
set of classes were refunded. We paid a $25
fine. They sent a printout to Jean. Then I
guess there was a second set of classes that you
signed up for. There were like three in March
that they say -- the one was the one that on
that Saturday with Commissioner Vega. Actually
Kim Iozzi was the instructor for that class.

COMMISSIONER BANKS: I went to that.

CHAIRPERSON DENMAN: No, no, no, that
was a different class. It was the elective that
you two were signed up for. But according to
this email there was yet an additional two
classes. So it's just a matter of this is our
responsibility, and I think we need to be
mindful. Look, stuff comes up in life. And we
have to notify them if we're not going to show
because the agency is out now almost $1,000.

COMMISSIONER BANKS: Well, to be honest
with you, I did notify them. Now, I was under
the assumption that Lizeth was going to make
those notifications for me when I didn't show
up. So now how am I going to call them? I don't have a number to call them.

COMMISSIONER VEGA: If I may interject, the last meeting -- I believe I'm completed with my classes. I might have one elective left. I took all my classes. I'm done. But back to -- to piggyback what you said, Lizeth, no offense to Jean, Lizeth was very thorough in following up with scheduling. Just for a fact, my classes were scheduled two and three months in advance. And unfortunately, it's not something that -- it's put -- it was put on my calendar to look at, so if it was missed I apologize for that. I'm not here to waste -- let's get something clear, we're here to finish our classes. We have 18 months to finish our classes, and I believe I'm done. And if I'm not done, correct me that I need to take the elective, and put me on for the next most recent elective that is available, because I will be glad to take it. If it's Saturday and it's local I will take it.

COMMISSIONER BANKS: I understand what Chairwoman Denman --

CHAIRPERSON DENMAN: Wait, let me finish. She said she didn't hear from Lizeth,
she didn't hear from you, she didn't hear from Commissioner Vega. That's how she approached me. And I told her to call Lizeth, and that was like literally the week Lizeth was leaving, and Jean took over. So I was trying to stay out of it, which is why she was communicating with Jean.

COMMISSIONER BANKS: What I'm saying to you is, normally I would call myself, but I had no contact number to call. That's why I always called Lizeth and said look, I'm sick today, I just can't make it. Now, if I had a contact number I would have called that day and said I can't make it, I'm sick. You understand what I'm saying? So I'm not making any excuses, but --

CHAIRPERSON DENMAN: I believe Jean sent the entire commission the schedule of classes through Rutgers. She sent an email out twice, one in the fall and one in the spring with the new listing of classes.

MS. WASHINGTON: Lizeth did that, but I'm going to do it now.

CHAIRPERSON DENMAN: I'm looking at you can calling you -- you know what I meant.
COMMISSIONER BANKS: Now I have classes scheduled and I'm going to take them. And if I get sick and can't breath, I will call somebody. You know, I can't make any excuses.

CHAIRPERSON DENMAN: I'm just being the communicator here, that's all.

COMMISSIONER BANKS: I don't have an excuse other than I don't have a contact number. I always relied on Lizeth when I was sick and couldn't make it.

Going forward, Jean, maybe I could get a contact number, but I know the importance of finishing up my classes and I plan on doing that, so --

CHAIRPERSON DENMAN: So they're all run through Rutgers. Even though they're all over the state, it's all run through Rutgers, Government Services. If you remember nothing else, Rutgers Government Services.

COMMISSIONER BANKS: I know all of that. Is Government Services going to be open on a Saturday? Do you understand what I'm saying? That's what I'm saying, if I'm sick on a Friday night or Saturday --

CHAIRPERSON DENMAN: But they said if
you left a message --

COMMISSIONER BANKS: Left a message on what number?

MS. WASHINGTON: You have to notify them two days prior to the start.

COMMISSIONER VEGA: Can't help it if you're sick. No one is going to hold it against you. In my case I was irresponsible and I didn't look at the calendar and missed my class over changing a faucet. Had I known I would have definitely taken my last class.

CHAIRPERSON DENMAN: So the last thing we have a class this Saturday over at 31.

COMMISSIONER BANKS: See, I would have been in New Brunswick.

CHAIRPERSON DENMAN: No, no, they're coming here, remember?

COMMISSIONER BANKS: I was all ready to go to New Brunswick.

CHAIRPERSON DENMAN: You didn't read the email?

COMMISSIONER BANKS: What email? I know we talked about it.

CHAIRPERSON DENMAN: We discussed it and there was a followup email. Jean ordered
the food. We will send a subsequent email afterwards.

COMMISSIONER CHERELLO: Can I just say something on this? And it's just something to consider. Actually we have Mr. Robinson now who has to take all his -- Commissioner Banks, I don't know how many more you have. I know in the past we had -- Mr. Vega has one. In the past we looked into -- we will be getting a governor's appointment any second now, so maybe we want to look into, which I believe we did in the past, make arrangements to have in-house.

CHAIRPERSON DENMAN: So that's what we are doing Saturday, but they don't do that for all the classes. They make an exception because the finance one is only offered four times a year, and one of them is down in Wildwood or Cape May. The other one is at the League of Municipalities. So it really leaves you down to two, unless you want to drive three hours. So there's that option of having them --

COMMISSIONER CHERELLO: We have that option.

CHAIRPERSON DENMAN: You have to have a minimum of four to bring a class in.
COMMISSIONER CHERELLO: Just something to think about. We also, if we're going to do that, if we wanted to we also could throw it out there for neighboring housing authorities to pick up a group large enough to make it worthwhile for them to come here and do that. And really we're looking to accommodate our members, but if we can take care of somebody in the township or Dover, then, you know, it's a lot better having it local than having to go to Cape May.

COMMISSIONER BANKS: And who would look into that?

COMMISSIONER CHERELLO: Hopefully we will have a new director next month who can -- we will hand it off to him.

CHAIRPERSON DENMAN: Exactly.

Okay. Public comments.

MS. ROBERSON: Hello. My name is Shirley Roberson. I'm here on behalf of --

CHAIRPERSON DENMAN: Can you give your address, Shirley?

MS. ROBERSON: I live at 14 Huron Avenue in Rockaway, New Jersey. I'm here on behalf of my nephew, Zuri Towns.
Mr. Priester, I received a letter from you the other day concerning him, and the fact that he's going to lose his -- can you hear me? Do I need to repeat anything?

I received a letter from you about him losing his HUD status. Can you run that by me, let me know why he's going to lose it?

MR. PRIESTER: We can't --

MR. MANFREDI: You have to meet with her, Doug.

MR. PRIESTER: And I sent you a letter.

MS. ROBERSON: Yes, you did.

MR. PRIESTER: Well, I sent Zuri a letter, and I sent you a copy of the letter.

MS. ROBERSON: The letter I got had my name on the outside and his name on the inside.

MR. PRIESTER: Right.

MS. ROBERSON: Saying you were going to terminate his HUD status.

MR. PRIESTER: Since this is a personal and confidential matter, this is not the forum for that. He should come into the office or you can come into the office.

MS. ROBERSON: Well, he's in a program. Are you not aware of the fact he's in a program?
MR. PRIESTER: I am aware.

MS. ROBERSON: So I'm here representing him. When do I need to speak with you?

MR. PRIESTER: 8:30 to 4:30 Monday through Friday.

MS. ROBERSON: Tomorrow is Tuesday, I'll see you tomorrow.

MR. PRIESTER: All right.

MS. HOLMAN: I think you can hear my voice. I'm here on Zuri's behalf also. Dorothy Holman, 3070 Willow Street, Morristown, New Jersey. I understand you saying you cannot discuss this business because it's personal. But I would like to know how can you take someone's public housing from them when I know for a fact that you have placed someone in a senior unit that has a very long extensive record, and there's nothing confidential because it was in the Daily Record. So how does this person get placed into the public housing with a record, and this man has not even been to court to even be convicted.

MR. PRIESTER: And as the letter states, he can do a grievance.

MS. HOLMAN: How can he do a grievance
when he's not even in Morristown, he's away in a program? That's my question. How are you taking his Section Eight from him when he's not even here. His rent is being paid, yes, but he's in a program, Freedom House, where he's getting the help that he has not acknowledged. And all these years -- you've worked with Zuri for years, and you know Zuri has a problem. We all know Zuri, and we know that Zuri is very easy to be influenced when he's been taking advantage -- people have taken advantage over him for years. And now that it's to the point where he is found accepting and acknowledging that he is not as normal as we are, so he's getting the help that he needs, now he's being burdened with being homeless.

MR. PRIESTER: And his father did come in and speak to me, and I informed him once he gives me the information we could work with Zuri. But I'm following proper procedures. And you have the right to appeal that. That's what the letter states, you know. It's nothing final, but we do have to send out those notices to our program participants who do violate their program.
MS. ROBERSON: What violation did he do?

MR. PRIESTER: Like I said, I'm not going to discuss it in public.

MS. HOLMAN: So tomorrow.

MS. ROBERSON: We will see you tomorrow.

CHAIRPERSON DENMAN: Any other member of the public?

MS. INESTROZA: Lorena Inestroza, 39 Early Street, Morristown. I don't have much this week. I do have a question regarding the social worker, if any funds were made available, because we're still having an issue with the tenant on our floor. Last week the fire department was there. The unit almost burned down. And there's a terrible smell coming from his unit. He obviously needs some type of assistance, home health aid or an assessment even if he is still capable of living on his own. So I don't know if we can -- if there's an update on funding for a social worker. If anybody has made inquiries if we can acquire a social worker like on a per diem or as-needed basis. But this man definitely does not need to
be living alone with the fire department coming every other week.

MR. PRIESTER: No updates right now. And we do contact Adult Protective Services. And if the tenant or resident don't allow them in they cannot make their assessment.

MS. INESTROZA: So that does nothing. MR. PRIESTER: It does nothing unless they have access to the resident. We said we would look into getting a social worker.

MS. INESTROZA: But what does it take? MR. PRIESTER: It takes a whole lot. You have the right --

MS. INESTROZA: Can you just explain that process for --

MR. PRIESTER: The board has to approve social work, do have the money, the funding, the salary to pay that. So they all have to get together and make that decision.

MS. INESTROZA: Is there a way we can expedite that, please?

COMMISSIONER VEGA: I am 100 percent in favor of a social worker when the opportunity becomes available. Our new executive director will be given some direction to go in that
direction, and he does definitely have the
text to --

CHAIRPERSON DENMAN: You can call the
county. Every county has protective services
for seniors, and at the very least they have to
come and make a service call to followup. They
may not take the individual away, but they have
to address it.

MS. INESTROZA: Or just provide some
oversight to him, like a home health aid come
in.

CHAIRPERSON DENMAN: I had to do it on
my own mother, so trust me.

MS. INESTROZA: I'm not looking for the
man to be displaced, but he needs help.

CHAIRPERSON DENMAN: The county will be
an immediate solution. Obviously once we have a
new executive director, God willing, it will be
addressed, but in the interim at least you'll
have some way of making some remediation.

MS. INESTROZA: He's more a danger to
himself than us.

So my second issue is the parking
again. I think I have been addressing this
since February. This will be the third month I
spoke to -- I had a conversation with Colleen today. Turns out that Ann Street has 11 vacant tenant spots and 16, 15 or 16 visitor spots. I don't know how hard it can be to write a memo effective May 1st that we have five staff parking spots in the back. They have ample parking. Why cannot we -- why they can't park their personal cars -- there's a driveway in the back where they can park the work trucks. Why we can't -- we have -- I know I'm number eight on the list. I wouldn't even get a parking spot even if they did free up these five in the back. But it's becoming an issue people getting tickets from the fire department. We have a yellow zone that has no signage. I spoke with the fire marshal today. He told me to meet up with you that he's been trying to get the housing authority to put up signage saying it's a fire zone or a fire lane. I got a ticket last week. He said I can appeal it because there's no signage. He said my immediate solution would be to get a handicapped parking spot because I would not get ticketed, but I don't want to take a route that's unnecessary.

I don't know if you can look out the
window, there's a maroon car that's been parked in the visitor spot, it's been there for three weeks, he's on vacation. So my thought is if a tenant can park in a visitor spot three weeks, where as Douglas stated last time indefinitely, why can't we make them spots if the cars are staying there indefinitely, they're not being moved. The three visitor spots that are occupied right now are occupied by tenants, they're not occupied by visitors. Visitors usually park along the curb in the front. I know the woman whose mom lived in 31, the board become very proactive when she got a sticker on her car and they made some kind of concession for her so she could get in there and visit her mom or take care of her mom or bring her to visit. So I'm just wondering if --

CHAIRPERSON DENMAN: Her mom died.

MS. INESTROZA: Oh, that's sad.

-- if us as residents, tenants who pay rent here can get a parking spot with a remedy available, as simple as going to Ann Street. I don't understand. There's a driveway in the back, there's a garage in the back they can park the work trucks. Ann Street has a problem with
residents, or people, let's just say people visiting the town parking in their spot because they complain of the noise at two o'clock in the morning. Maybe this, if there was housing trucks in the driveway or in the parking lot it would be a deterrent. So if I can get some kind of feedback regarding that it would be great. I don't know what it would take to change it. Is it as simple as drafting a memo, is it a policy, does it have to be voted on?

CHAIRPERSON DENMAN: So clearly the entire town has parking issues, it's not just the housing authority. I think if you give our new executive director a chance to do a physical assessment need for all of our grounds and buildings, you're going to see some changes.

MS. INESTROZA: And it wouldn't be so bad, but we all have stickers, Early Street as well, we can't even park there because it's overburdened with the two buildings. And it's really disheartening when -- if you get out of work, like we got out of work at two, three o'clock in the afternoon, we have to wait around in our cars or at a relative's house until 4:30 to come park in the staff parking lot. It's
unfortunate that we have to do that. I would appreciate some kind of remedy.

COMMISSIONER VEGA: If I may, chair. Douglas, is there any way that we can have maybe at least a few of the vehicles maybe at Ann Street temporarily? It's obvious, I think Ms. Inestroza has come and talked about parking for months now. It's probably the fourth, fifth month. I know I even discussed giving up the commissioner parking for the residents. How often do we use that parking? And it would be clearly advantageous for them to be able -- we have 100 units per building, and I'm sure that they would be able to benefit from those parking spots. And I would only say three or four for now at Ann Street so that they can carpool back if that's a remedy. But if the tenants are having to wait outside --

MS. INESTROZA: You have to sit in your car and actually wait so they don't put a sticker on your windshield if it's before 4:30.

COMMISSIONER SCHMIDT: Right. And to that point, Madam Chair, it would be useful to understand how many deficiencies we really have from a parking standpoint. That may be a
perfectly good solution. I don't have a good
perspective of how many we are short, but that
would be a good --

CHAIRPERSON DENMAN: That's why I
thought have somebody come in and do an overall
evaluation instead of putting a Band-aid here
and a Band-aid there and a Baid-aid here.

COMMISSIONER BANKS: Madam Chair, I
think too sometimes it's a matter of safety also
late at night, these ladies or whoever, seniors
are coming. We will be getting an executive
director, but in the interim, how hard would it
be for the maintenance staff to park over on Ann
Street and have their trucks over there, so they
can drop their own vehicles off there and pick
up the trucks. I mean, just until we come up
with a better solution. Because we are the ones
who initiated the parking knowing that we didn't
have enough spaces. So I think this is a good
suggestion. Could be just a temporary fix.

MR. PRIESTER: I could look into it.

MR. POUNDER: I need to say something.

I'm sorry, I don't mean to cut you off. I
understand that it's crucial that you all need
parking, but you also have to remember all our
heavy equipment is back there. We got tractors, we got John Deeres, all our plows is back there.

And if the tenants take that parking space it doesn't matter if they're -- if we park over there or not. How we going to get to our equipment when it snows, when it's time to cut grass.

AUDIENCE MEMBER: Your trucks will already be over there.

MR. POUNDER: No, we don't have nowhere to put our tractors. We got tractors inside the garages. Everything -- all of our stuff is over here. We got a John Deere over here, we got lawn equipment, snowblowers. Where are we going to --

MS. INESTROZA: We're not blocking your garage, because you guys block your garage.

MR. POUNDER: Yeah, we have access to move them when we need them. Our plows is behind the parking --

MS. INESTROZA: Those plows have not moved all winter, and there's about four residents that can say none of them have moved.

MR. POUNDER: We just took our plows off the trucks. And somebody's vehicle is going
to get damaged.

CHAIRPERSON DENMAN: One at a time. When there's cross-talking it can't be documented. Be respectful of each other.

MR. POUNDER: Somebody's vehicle is going to get damaged. If they park back there when we got to come move the snow or pull any tractors out, somebody's vehicle is going to get hit.

CHAIRPERSON DENMAN: For the time being, I can say with confidence I think the snow is done for the next ten months, God willing.

COMMISSIONER BANKS: When I park back there I saw some of those white trucks. Why can't they park on Ann Street? Right there you got --

MR. POUNDER: There's no problem parking at Ann Street. We don't have no problem with that. I'm just saying long-term wise --

COMMISSIONER BANKS: I didn't say this was going to be long-term --

MR. POUNDER: When it snows and stuff, because once you let them park back there they're going to be in the way, and we going to
have to go search for them. If somebody goes to work and leaves their car, we aren't going to be able to get to our equipment, and then maintenance is going to hear it about, oh, you ain't doing this and that when we're blocked in and can't get out.

MS. INESTROZA: Why can't the plows be housed on Ann Street?

MR. POUNDER: Because there's no way to secure them.

MS. INESTROZA: Isn't there garages?

MR. POUNDER: No, not like that. We have two buses over at Ann Street.

MS. INESTROZA: What are they secured to, to the trees here?

CHAIRPERSON DENMAN: We're going to go round-robin with this. I appreciate your passion and that you keep coming to us with this. I think we're going to just keep going round-robin with it. The entire picture needs to be looked at. We need somebody with the level of expertise God willing this executive director is going to have, maybe to reconfigure the way the lines were done on this parking lot. I'm not going to pretend to know. I come to
sign checks a couple times of a month and I can
never park, or rarely. So I can empathize with
you. But this body here is not going to solve
it. So just give us the opportunity to bring in
the new director, and --

MS. INESTROZA: I just want to state
one thing. Since I have been bringing it up now
they have parked a third vehicle, panel van in
the back. That was parked so close to her car
she couldn't even open her door. It was over
the line. And I think Glen parked -- Saturday
brought his personal car from next door and
parked in here. So we were down another spot on
the weekend. So I don't understand --

AUDIENCE MEMBER: I stayed ten minutes.
It was an emergency.

MS. INESTROZA: I don't understand why
the need to park a personal vehicle when you
have a spot, you have 13 staff spots next door
that can be occupied on the weekends, why
everything has to be parked here.

MR. POUNDER: We can move them.

CHAIRPERSON DENMAN: Thank you.

MR. POUNDER: Over the weekend I'd just
like to mention, over the weekend somebody tore
up our truck in the back, took and hit our
doors, hit our truck and tore the whole side of
one of the trucks and nobody --

CHAIRPERSON DENMAN: Are there cameras?

MS. INESTROZA: It was a white SUV.

MR. POUNDER: Nobody reported it.

MS. INESTROZA: I heard it. There's
cameras.

MS. BOOZE: My name is Mary Booze, 3209
Flagler Street. I am here in reference to the
trees. I'm glad the snow is over with because I
don't think they did such a good job on the
snow. The weather is changing now and the
property looks completely a mess. I have been
here too long to look at Manahan Village and see
it looking like, I don't know, before they
decide to fix it up. But we need to do better
than we've been doing. I have complained today.
I called because the trees was hanging across
the fence. And we got maintenance man that
comes that way. They can see the tree hanging
across the fence. Last week the maintenance
man -- the lady came and cleaned up -- the man
came and cleaned up the lady's yard. And they
said, what can I do with the bushes, I said,
throw them in the garbage. Let the maintenance
man have something to do on a Monday.

We need to come together and do a
little bit better than we've been doing as far
as Manahan Village is concerned. I went in the
building the other day. I know the men was
going to start next month I think you have been
saying. We need to get started on that 1.2
million dollar building that belongs to the
residents of Manahan Village. Every time I look
at the building it makes me sick to see it. I
went in there the other day, and it's a complete
mess over there. It's not just the wall coming
from the building, it's falling down. So what
the men going to do, I don't know, but it needs
to be cleaned. We need everything fixed up in
there. And I don't feel like no one is really
sitting on that board that's really concerned
about what -- of what Manahan Village looks
like. The reason I stop speaking, because give
your attention. I like to be heard. I don't
like nobody talking when I'm talking, because
that's not the rule of -- so you -- but I
just -- I don't know, I just feel upset when I
look around at Manahan Village. And I'm always
on the phone calling Douglas up saying, this happened or that happened.

But today it was really out of control, because they did cut the bushes off the tree, the limbs off the tree, but then they leave them right on the sidewalk. I couldn't even get out of the car to get to my apartment because all the bushes was all over the place. I mean, come on, we got maintenance men, let's do it right. Because we do pay rent, a little rent, but we pay it. So we need to do that. We need to get it better.

And I have one more thing that I want to complain about. I want to complain about the parking, not -- the double parking. If I pull up in a parking space and somebody pull up in the back of me, I think Pete Denmitz said the last time he was at the meeting there was nothing he can do. They don't give out tickets. But if I'm parked, and somebody is in the back of me and they're there two, three hours, I can't move my car, and the Morristown Police Department can't do nothing about that. I have a problem with that. So we need to look into that, address it so we can move forward.
That's it. Thank you.

CHAIRPERSON DENMAN: Thank you, Mrs. Booze. Any other members of the public?

MS. FORD: Hi. Sharon Ford, 4012 Clyde Potts Drive. As Mary said, on the weekends, as you know, everybody comes down there to hang out. So you have a line of cars that's on Morristown property, Morristown Road. The mayor owns the main road in front of our parking spaces, so that's not housing authority property. So people line up there, hang out, drink, smoke, shoot dice, whatever. When you call the police, the police won't ask them to move. So I called one day, and there was a line of cars. I couldn't even get out of my space. So I called the police, and they say, if we ask all these people to move, what they going to do, start a riot? So they don't do anything for you when you call and ask them to make people move from behind your car. So you have to sit in your house and wait until these people finish drinking, smoking, playing dice on Morristown Road, and the police won't do anything about it, because they say when they give out tickets the people call to the mayor, and the mayor hollers
at the police.

CHAIRPERSON DENMAN: I know Chief Demnitz was at the last meeting, and he told you that after I spoke. And he actually put in a request, he copied me on it, to the business administrator about putting cops back on foot patrol in Manahan Village. See if there's some grant money to do exactly what they did whenever, 15 years ago. So he's looking into it. I haven't gotten a followup on it.

MS. FORD: Still that means I can't get out of my parking space because the police are scared to ask somebody to move, so I have to wait until the grant comes through?

CHAIRPERSON DENMAN: Well, I would keep calling the police.

MS. FORD: I called one day so much where the dispatcher lady hung up on me.

CHAIRPERSON DENMAN: Didn't Chief Denmitz talk to you that night?

MS. FORD: No, he didn't.

CHAIRPERSON DENMAN: Well, you know, other than you calling --

MS. FORD: You can't get no policing down there. I pay taxes.
COMMISSIONER SCHMIDT: Can't we tell if there's a double park issue?

COMMISSIONER CHERELLO: Can I just say, I talked to Mr. Priester, and there's two buildings that we are going to zero the cameras on. Yours is one.

MS. FORD: Building 40?

COMMISSIONER CHERELLO: Yes. So now what we're going to --

MS. FORD: Building 40 has other issues inside. I'm talking about where I park at.

COMMISSIONER CHERELLO: I'm just saying, but what we need from you in addition to the cameras are going to be focusing on that area. We're going to lose the ability with the roof on the resident center. That was a prime camera there, that went right down the road.

MS. FORD: There is a camera there.

COMMISSIONER CHERELLO: I know, but we have to move it because they're going to put a new roof on. But it will be back. What but we need you and any other resident who has a complaint, if you can jot down the time, that will make it easier for us when we review the tapes, instead of sitting there for -- trying to
cover a five-hour period, say it was around 9:15.

MS. FORD: Thursday to Sunday.

COMMISSIONER CHERELLO: I'm just saying, we go to the tape, we can start at nine o'clock, go to 9:30, and we will be able to help you out on this. We will be able to get some license plate numbers. We will see exactly -- if we see people out there drinking in public, we can bring the police in, show them the tape. And sooner or later they're going to have to do something because the town has an ordinance, you can't be drinking in public.

MS. FORD: And the housing authority has an ordinance. Your company should not be heard outside of your house, it's in your lease, outside of 10 o'clock. And everybody knows where the problem is down there. And already, the last four days, every night. I asked where the flag pole is, can you put a sign there, no parking. But the road belongs to Morristown, it's not housing authority road.

COMMISSIONER CHERELLO: Right. But we can do that. And Douglas, when that gentleman comes, let's see if we can get a vantage point
on the road itself with another camera. And
that way we can -- because the police, they have
used our system a couple of times. They say
it's top of the line.

MS. FORD: I'm sure it is, but when you
call them they do nothing.

COMMISSIONER CHERELLO: But they were
really impressed with the quality of the video
and what they can see. So if we can do that --
but if you can help us out and just jot some
times down, doesn't have to be exactly, but it
gives us a time frame where we can go to the
tape and say, okay, it was around 9:15, so we
can start at nine o'clock to 9:30, and that way
can help us narrow down --

MS. FORD: This is not something I
should address here?

COMMISSIONER CHERELLO: Sure you can
address it, it's safety and security.

MS. FORD: One other thing, is it
possible you can send to the tenants not on
Friday night but Sunday night, they put out
mattresses, furniture, they put furniture out on
Friday night, so it's there Friday night,
Saturday night, Sunday night, and it makes your
place look nasty, disgusting. They have
couches, beds, dressers, and then it ends up all
the over the place because the kids playing in
it. I remember before someone sent a letter out
they weren't supposed to do it until Sunday.
Maybe you can bring it up again.

CHAIRPERSON DENMAN: Thank you.

MS. INESTROZA: Can I just say one
thing? I know I always come with a lot of
problems, but I wanted to thank Mr. Pounder for
replacing the chairs in the laundry room so
efficiently after the last meeting. I
appreciate that.

CHAIRPERSON DENMAN: Thank you. Any
other member of the public? Okay.

MS. BOOZE: Can I say one more thing
before you close the meeting in reference to the
smoking? I know I saw on the flyer here that
you was going to pass a resolution for the
smoking. Well --

CHAIRPERSON DENMAN: There's going to
be a notification going out shortly.

MS. BOOZE: That's just like saying the
blind man can see the traffic coming but that
don't mean nothing. So we need to do something
because I'm getting ready to do my garden, and I've got about 40 cigarette butts in my yard and they all white filters. And I went out there today. I was like, wow, the leaves all over the yard, the cigarette butts is all over the yard, and I'm ready to start my garden. So when am I going to get this done? It's only the people in my building. I went around looking at the other buildings to see how many cigarette butts I saw. The only building, 32 Flagler Street, Cynthia. So maybe we can take care of that. Thank you.

MS. SARGENT: Anything for you, Mary Booze.

CHAIRPERSON DENMAN: All right. We've got no councilwoman, we've got no mayor. So can I get a motion to adjourn?

COMMISSIONER ROBINSON: Motion to adjourn.

COMMISSIONER VEGA: I'll second.

(Whereupon, roll call was taken with all members voting in favor.)

(Proceedings were adjourned.)